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(d) All renewals or replacements or substitutions of the items described in (b) and (c); and

(e) All proceeds of the items described in (a), (b), (c) and (d).

All property of any nature whatsoever attached to the land described in Schedule I and intended to be used in connection with the operation by the Company on that land of a facility for the processing, storage and distribution of frozen food products shall be deemed to be fixtures.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances in any way belonging, relating or appertaining to any of the Premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto.

TO HAVE AND TO HOLD all and singular the said Premises unto the said County, its successors and assigns forever, provided always, however, that this Mortgage is granted upon the express condition that, if the Company shall pay or cause to be paid all amounts payable under the Company Note, the Loan Agreement, the Company Security Agreement and this Mortgage, then this Mortgage shall cease and shall become null and void; otherwise, this Mortgage shall remain in full force and effect.

SECTION 3. WARRANTY OF TITLE.

The Company covenants that it is lawfully seized of the Premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the Premises are free and clear of all liens

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